

INTEROFFICE COMMUNICATION

CORPORATE

June 24, 1986

TO: File

FROM: P. E. Gladfelter

SUBJECT: Atlas Building Wreckers

This morning I attended the King County Department of Planning and Community Development Public Hearing on the Atlas Building Wreckers, Inc. application for a substantial development permit to permit existence the building materials located on the Desimone property within 200 feet of the Duwamish shoreline. A copy of the County's submission to the Hearing Examiner is attached. Atlas did not appear, although I had previously discussed with Larry Lowe his appearance at this re-calendared hearing. The Hearing Examiner expressed concern and recessed the Hearing for 15 minutes at the beginning to allow Atlas an opportunity to appear. Later, in his summation, he noted that the rule-of-thumb is to deny the requested permit if the applicant does not appear, although he recognized the peculiarities of this particular case.

PACCAR had previously submitted a letter dated June 17 (copies sent to interested parties) explaining the reason for Atlas' application for this permit and the importance of the permit to legitimate Atlas' clean-up activities under our May 12 agreement. After the County staff completed its presentation on the permit application, I was asked to make any remarks which PACCAR felt were appropriate. I in effect reiterated what the June 17 letter says, that our agreements with Atlas are intended to cause clean-up and not continuation of wrecking yard activities, answered various questions, noted that Willard, occupying the City Light Corridor, and his activities deserved some investigation, and noted that the County's requested expiration date for the permit of April 1987 might be inadequate to permit a PACCAR clean-up if PACCAR were forced to complete Atlas' efforts after that date.

Ron Sklar of Kenworth attended, as did Mike Hagen of City Light. A number of residents commented on the unsightliness of Atlas' activity, its effect on their property values, and the proximity of residential to heavy industrial zoning.

At the conclusion of the Hearing, the Examiner (a Mr. Titus) again questioned County staff on whether Atlas had received notice of the hearing and expressed his concern about favorable action when the applicant did not support its own permit application by appearing. However, it is clear that he recognized that PACCAR supports this permit as integral to Atlas' clean-up activities.

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Reference was made to a number of Willard's activities on the City Light Corridor, including sand blasting, possible handling of hazardous wastes, and painting railroad cars and other equipment. Willard has no shoreline development permit.

The Hearing Examiner then closed the public hearing but held the record open for the County to introduce additional evidence in which the Hearing Examiner was interested before making his decision. Among his concerns, which the County staff is to investigate and report, were the following: is there a surface water management or permitting issue for this site, and should a drainage plan or improvements be required? What about the alleged hazardous wastes used by Willard or Atlas and the sand blasting and painting activities (presumably Willard) have these been investigated; what about fire marshal investigation of the site for fire code violations; and what about health department investigation of the site for health ordinance violations. The hearing examiner held the record open until July 24 for the County to submit additional investigative reports on these subjects.

PACCAR will receive a copy of the hearing examiner's decision, which is appealable.

PEG:mg

Attachment

cc: T. P. Lukens
Larry Lowe
R. Reynolds
D. Sweeney
K. R. Brownstein
M. Candaux
J. Sorensen/G. Warber/R. Sklar

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